



JOSEPH KELLY
TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012
TELEPHONE: (213) 974-2101 FAX: (213) 626-1812



HOME PAGE
TTC.LACOUNTY.GOV
PROPERTY TAX PORTAL
LACOUNTYPROPERTYTAX.COM

June 08, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

15 June 8, 2016

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY SUBJECT TO THE TAX COLLECTOR'S POWER TO SELL AGREEMENT 2705 (FIFTH SUPERVISORIAL DISTRICT) (3 VOTES)

SUBJECT

The Los Angeles County Flood Control District is seeking to purchase one tax-defaulted property through the Chapter 8 Agreement Sale process. The Chapter 8 Agreement Sale allows eligible public agencies and nonprofit organizations the opportunity to purchase tax-defaulted property for a qualifying public purpose or benefit. The Los Angeles County Flood Control District intends to use the property for flood control purposes.

IT IS RECOMMENDED THAT THE BOARD:

Approve and instruct the Chair of the Board to sign the Purchase Agreement Number 2705 (Agreement), authorizing the Treasurer and Tax Collector (TTC) to sell tax-defaulted property subject to the Tax Collector's power to sell to the Los Angeles County Flood Control District (public agency).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The TTC will sell the property described in this Agreement in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code (R&TC), and the Board of Supervisors' policy adopted on November 24, 1970. Exhibit A of the Agreement indicates the legal description and selling price of the property.

Implementation of Strategic Plan Goals

Approval of the Agreement is in accordance with the Countywide Strategic Plan Goals of Operational

Effectiveness/Fiscal Sustainability. The TTC will recover all defaulted property taxes and costs. The District's proposed use of the property is for a qualifying public purpose.

Strategic Asset Management Principles Compliance

Not Applicable.

FISCAL IMPACT/FINANCING

The revenue generated from this sale will recover all defaulted property taxes, penalties, interest owed on the property, and costs related to conducting the sale of the property, with proceeds apportioned among the affected taxing agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement Sale procedure permits eligible public agencies to acquire tax-defaulted property subject to the Tax Collector's power to sell, pursuant to R&TC Section 3791, et seq.

The Purchaser initially requested to purchase six tax-defaulted properties. Five properties were since redeemed and are thus ineligible for purchase. This Agreement is for the purchase of one property.

The Agreement includes Exhibit A, Real Property Description and Purchase Price, and an Assessor's Plat Map. Attachment A contains the Application to Purchase Tax-Defaulted Property from the County, purchase request letter, Certified Resolution, Mission Statement, and Sphere of Influence Map of the Los Angeles County Flood Control District. County Counsel has approved the Agreement as to form.

R&TC Section 3794.3 indicates that the Agreement shall take place only if approved by the Board of Supervisors.

In accordance with R&TC Section 3795, following adoption by the Board of Supervisors, the TTC shall submit the Agreement to the State Controller's Office for final approval.

Further, R&TC Section 3798 requires the TTC to publish a notice of the Agreement once a week, for three consecutive weeks, in a newspaper of general circulation published in the County.

Finally, pursuant to R&TC Section 3799, the TTC will attempt to contact the owner(s) and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property prior to completing the Agreement Sale.

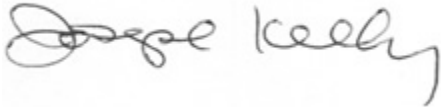
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the attached Agreement, the TTC requests that the Executive Officer-Clerk of the Board of Supervisors return all original documents to the Secured Property Tax Division at 225 N. Hill Street, Room 130, Los Angeles, California 90012 for further processing.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Joseph Kelly". The signature is fluid and cursive, with the first name "Joseph" and last name "Kelly" clearly distinguishable.

Joseph Kelly

Treasurer and Tax Collector

JK:KK:KG:zk

Enclosures

c: Assessor
Chief Executive Officer
Auditor-Controller
County Counsel
Executive Officer, Board of Supervisors

AGREEMENT NUMBER 2705
LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT
FIFTH SUPERVISORIAL DISTRICT

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the Los Angeles County Flood Control District ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit A attached hereto and made a part hereof, is tax-defaulted and is subject to the Tax Collector's power to sale by said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit A within 14 days after the date this agreement becomes effective. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit A of this agreement.
4. That if said PURCHASER is a taxing agency, as defined in Revenue and Taxation Code section 121, it will not share in the distribution of the payment required by this Agreement.

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By 
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit A is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel.

§§3791, 3791.3, 3793 R&T Code
Revised 11/15

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: *[Signature]*
Los Angeles County Flood Control District

(Seal)



By *Steve McKenness*
for Steven G. Steinhoff (Assistant Deputy Director)
Principal Engineer
Title

ATTEST: BOARD OF SUPERVISORS, COUNTY OF LOS ANGELES

By _____
Acting Executive Officer-Clerk
of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy

(Seal)

This agreement was submitted to me before execution by the Board of Supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Joseph Keel
Los Angeles County Tax Collector

Pursuant to the provisions of section 3795, the State Controller approves the foregoing agreement this

_____ day of _____, _____.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

By: _____
Karen Garcia, Manager
Property Tax Administration & Government Compensation

EXHIBIT A**REAL PROPERTY DESCRIPTION AND PURCHASE PRICE**

ITEM	DESCRIPTION
Supervisory District	5th
Location	UNINCORPORATED COUNTY OF LOS ANGELES
Address	VACANT
Assessor's Parcel No.	8636-006-007
Legal Description:	TRACT NO 1871 LOT 88
Agreement Number	2705
First Year of Delinquency	2007
Default Year	2008
Purchase Price	\$3,801.27*
Purpose of Acquisition	FLOOD CONTROL

*The purchase price quoted on this Exhibit A is a projection of the purchase price for a schedule of nine months. In addition, the following costs related to the sale will be added to the purchase price: Cost of Notification, Cost of Publication, Cost of Postage, Noticing and Recording Fees, Title Report Fee and State Fee. If the agreement is completed in less than the nine month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the nine month projection time, the price will increase accordingly.

AGREEMENT NUMBER 2705
LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT
ATTACHMENT A

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Los Angeles County Flood Control District
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☒ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles County
2. List each parcel by Assessor's Parcel Number: 8636-004-007
3. State the purpose and intended use for *each* parcel: Flood Control Purposes

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

Asst. Deputy Director
Title

March 14, 2013
Date



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 27, 2012

IN REPLY PLEASE
REFER TO FILE

SMP-2

TO: Maribelle De Leon
Chief, Tax Services
Secured Property Tax Division
Treasurer and Tax Collector

FROM: Steven G. Steinhoff *S.G.S.*
Assistant Deputy Director
Survey/Mapping & Property Management Division

2012A TAX SALE REQUEST TO PURCHASE TAX DEFAULTED PROPERTIES VIA CHAPTER 8

The Los Angeles County Flood Control District is requesting to purchase, via Chapter 8, the following Assessor's Identification Numbers for flood control purposes:

<u>AIN</u>	<u>PROJECT</u>	<u>COST</u>
2581-009-004	Pacoima Dam	\$ 2,850
2581-009-006	Pacoima Dam	\$ 3,963
2581-009-012	Pacoima Dam	\$ 6,312
8636-006-007	San Gabriel Dam	\$ 2,432
8684-025-008	San Gabriel River	\$ 4,000
8689-008-078	Sawpit Dam	\$16,041

It is our understanding that there will be an additional \$300 notification fee per parcel added to the final purchase price. We also understand that \$100 per parcel is due and payable at this time. Attached is Auditor-Controller's General Warrant No. TS 0016635584 in the amount of \$600, which represents the \$100 per parcel fee for preliminary research.

As requested, attached is a copy of the Los Angeles County Flood Control Act, which contains the mission statement on page 9, Section 2. If you have any questions, please contact Wanda Hinkley of my staff at (626) 458-7067 or e-mail whinkley@dpw.lacounty.gov.

WH:hp
P2:WM WH TAX DEFLT D PRPRTS

Attach.

RECEIVED

AUG 27 2012

SECURED PROPERTY TAX DIVISION

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT DELEGATING AUTHORITY TO THE CHIEF ENGINEER TO PURCHASE REAL PROPERTY NOT EXCEEDING \$75,000

WHEREAS, Section 2, subsection 5, of the Los Angeles County Flood Control Act authorizes the Los Angeles County Flood Control District to acquire lands, rights of way, easements, privileges, and property of every kind necessary or proper to carry out any of the objects or purposes of the District; and

WHEREAS, Sections 3 and 16 of the Los Angeles County Flood Control Act authorize the Board of Supervisors of the Los Angeles County Flood Control District to adopt reasonable rules and regulations to facilitate the exercise of its powers and duties and to make and enforce all needful rules and regulations for the administration and government of said district, and to perform all other acts necessary or proper to accomplish the purposes of the act; and

WHEREAS, the delegation of authority to the Chief Engineer of the Los Angeles County Flood Control District to acquire real property, or any interest therein, on behalf of the District under the limited circumstances described below, would enable many acquisitions to be completed more quickly and with less administrative costs to the District.

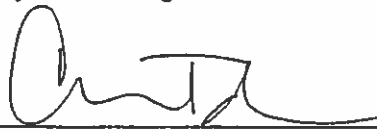
NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, HEREBY RESOLVES AS FOLLOWS:

The Director of Public Works of the County of Los Angeles, acting as the Chief Engineer of the Los Angeles County Flood Control District, or the Director's designee, is authorized to perform all acts necessary to acquire, on behalf of the Los Angeles County Flood Control District, any real property or interest therein where the purchase price for such real property or interest therein does not exceed \$75,000.00, in accordance with the provisions of subsections A through G of Section 2.18.025 of Title 2 of the Los Angeles County Code.

The foregoing resolution was on the 15th day of July 2014, adopted by the Board of Supervisors of the County of Los Angeles acting as the governing body of the Los Angeles County Flood Control District.



SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By 
Deputy

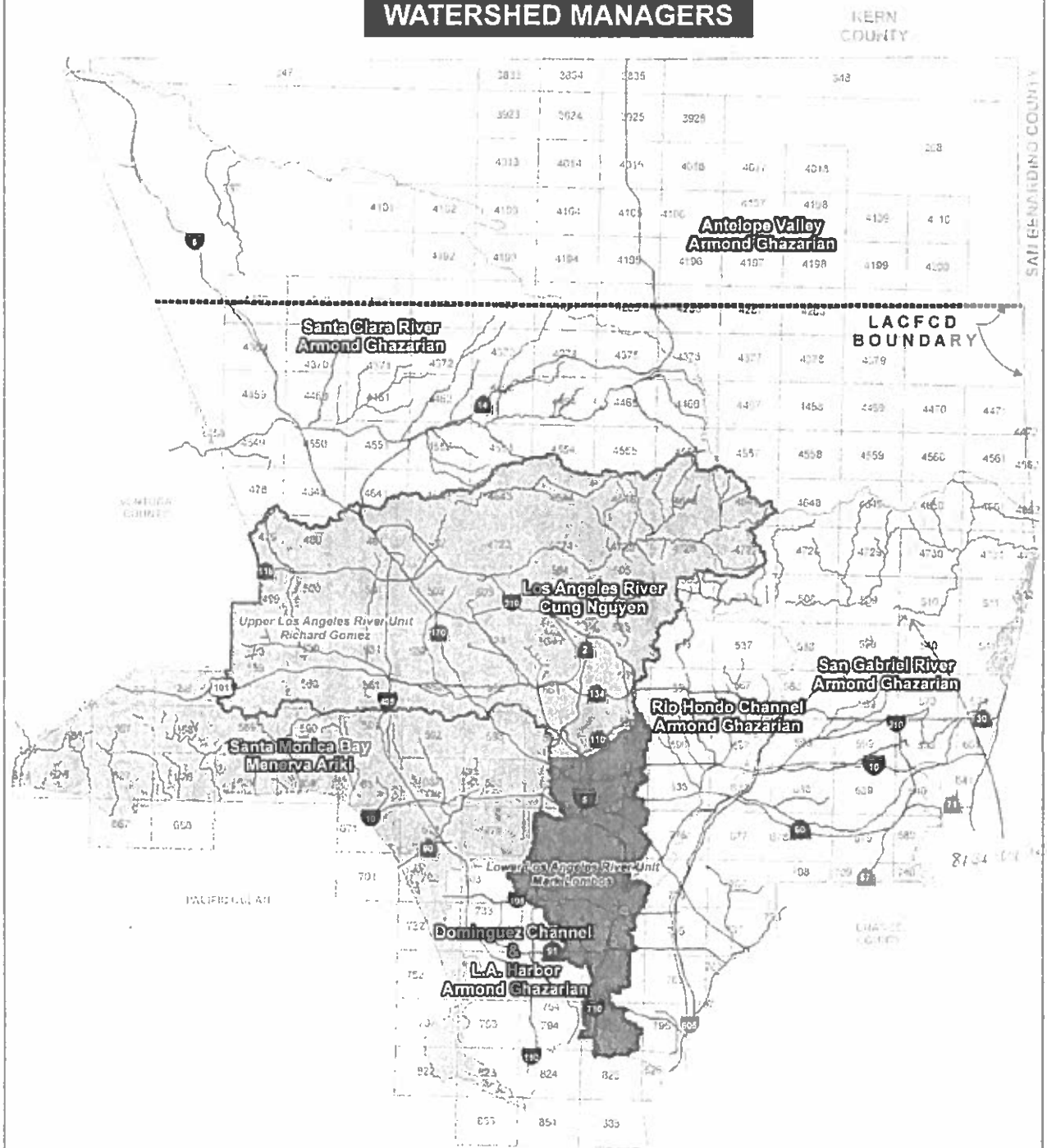
Our Mission

We provide public infrastructure and municipal services to protect and enrich the daily lives of over ten-million people in Los Angeles County

View of the San Gabriel Mountains and the Angeles National Forest taken from Public Works Headquarters Building in Alhambra.

Our Vision

COUNTY OF LOS ANGELES WATERSHED MANAGERS



1 TO PAGE

Major Channel

WATERSHED, MANAGER

- Dominguez Channel & L.A. Harbor, Armond Ghazarian
- San Gabriel River, Armond Ghazarian
- Rio Hondo Channel, Armond Ghazarian
- Santa Clara River, Armond Ghazarian
- Antelope Valley, Armond Ghazarian
- Santa Monica Bay, Menerva Ariki
- Los Angeles River, Cung Nguyen
- Upper Los Angeles River Unit, Richard Gomez
- Lower Los Angeles River Unit, Mark Lombos



4 0 4 Miles